

DCIP-6: Tree Code Project



Dec. 11, 2014
Natural Resources & Sustainability Committee
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What is the project?

- 2014 Council Work Plan
- Effective Tree Code
- Purpose:
 - Easy to use and understand
 - Clear and objective
 - Right tree in right place



What are the Development Code issues?

- Outdated and unorganized
- Unclear and subjective standards
- Unclear permit process
- Unclear options for replacement



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What are the proposed changes?

- **For all uses citywide**
 - Reorganize and consolidate tree rules
 - Clarify tree code rules
 - Create a Technical Tree Manual (2015)
 - Update the Tree List
- **For Residential uses**
 - Clarify rules pre and post development
- **For Commercial, Multi-Family & Industrial uses**
 - Clarify rules pre and post development
 - Expand tree replacement options

All uses citywide

Code Amendments – All uses citywide

Reorganize the Tree Code Section

- List residential and all other uses separately
- Separate “during” and “post” development
- Separate protection, removal & replacement

Proposed Reorganization

9.1020 Single-Family Detached Dwellings	9.1030 Uses other than Single-Family
During Development	During Development
9.1022 Tree Protection	9.1032 Tree Protection
9.1024 Tree Removal	9.1034 Tree Removal
9.1025 Tree Replacement	9.1035 Tree Replacement
9.1015 Tree Protection During Construction	

Code Amendments – All uses citywide

Consolidate rules in Section 9.1000

- Deleted Appendix 14
- Carried over designation and education sections
- Integrated tree removal and replacement rules
- Modified rules to be clearer and more concise



Code Amendments – All uses citywide

Clarify Tree Code Rules

Tree Types

Required
Trees

Street Trees
Parking Lot Trees
Buffer Trees
Landscape/Site Trees
Perimeter Trees

Regulated
Trees

> 8-inches diameter

Significant
Trees

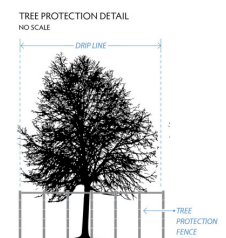
Designated by City with owner consent

- Distinctive size, shape
- Aesthetics
- Function
- Historical

Code Amendments – All uses citywide

Clarify Tree Code Rules

- **Tree Protection**
 - Illustrate
 - Measurable
 - Flexible



Code Amendments – All uses citywide

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Clarify Tree Code Rules

- **Hazard Tree Removal**
 - Regulated and Required Trees
 - Type I procedure
- **Imminent Hazard Tree Removal**
 - Regulated and Required Trees
 - Retroactive Type I procedure
 - Shall not count toward annual allowed removal

Code Amendments – All uses citywide

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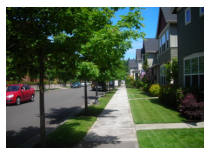
Clarify Tree Code Rules

- **Overlay Trees**
 - Removal rules in 9.1000
 - Replacement rules in Overlay Section
 - Simplified invasive removal



Residential uses

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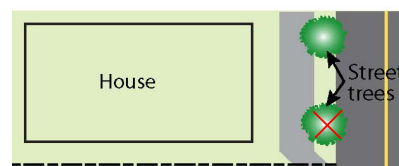
Code Amendments – Residential Uses

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Clarify Tree Code Rules

During development

- Tree fund use  (\$300/ street tree)



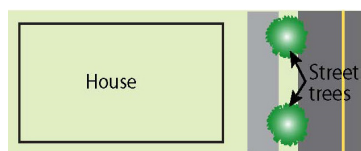
Code Amendments – Residential Uses

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Clarify Tree Code Rules

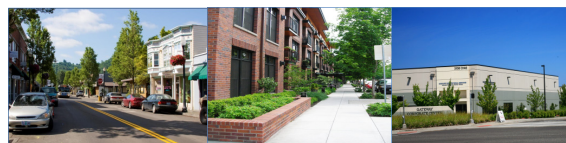
Post development

- Min. planter strip size (3 ft.)
- Only plant inside right of way
- No requirement if not feasible



Commercial, Multi-Family & Industrial uses

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Code Amendments – Commercial, etc.

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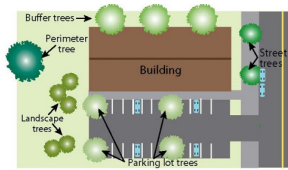
Clarify Tree Code Rules

During development

- Tree fund use

Post development

- Health reasons
- Non-health reasons



Code Amendments – Commercial, etc.

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Expand Tree Replacement Options

- Tree for Tree
- Tree for Tree Based on Inches Removed
- Tree Fund



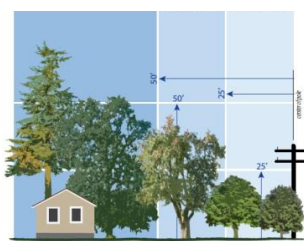
Code Tools – All uses citywide

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Create a Technical Tree Manual (Spring 2015)

Update Approved Tree List

PLANTING DISTANCES FROM POWER LINES



Next Steps

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- Code Amendments
 - Jan. 12: Planning Commission Hearing
 - Feb. 17: City Council Hearing
 - Mar. 17: City Council Enactment